

MINUTES  
Cecil Township Board of Supervisors Meeting  
Monday, January 3<sup>rd</sup>, 2011  
7:00 P.M.

**Call to Order:**

The January 3<sup>rd</sup>, 2011 Board of Supervisors Meeting was called to order at 7:50 pm.

Members in attendance included:

- Supervisor Michael Debbis
- Supervisor Thomas Casciola
- Supervisor Kevin Camerson
- Supervisor Andrew Schrader
- Supervisor Frank Ludwin

In addition:

- Donald A. Gennuso, Township Manager
- Police Chief John Pushak
- Bruce Bosle, Zoning Officer
- Dan Deiseroth of The Gateway Engineers
- Attorney John Smith
- 23 Township Residents

**Township Reports:**

- Township Manager:
  - Mr. Gennuso provided the Board with information packets
  - Received the medical inclusions letters for the Supervisors wishing to participate in the Township medical plan
  - Requested the Board's approval to distribute the fire tax to each of the three fire departments
    - Supervisor Camerson inquired about the McDonald fire department's distribution
    - Mr. Gennuso addressed his concerns, and Supervisor Debbis instructed the Board to make a separate motion
  - Requested the Board's approval to make a \$2,000 donation to the Heritage Library
  - Supervisor Camerson inquired of the Developer's escrow accounts
    - Mr. Gennuso stated the accounts are up-to-date
- Chief Pushak:
  - Chief Pushak provided the Board with information packets, a yearly report for the year of 2010, and six-year statistic breakdown regarding calls for service
- Building/Zoning
  - Mr. Bosle recapped his previously submitted report
  - Noted a Zoning Hearing Board meeting would be held on January 17<sup>th</sup>, 2011
    - The Board confirmed the location and zoning of the proposed site

- Public Works
  - Mr. Gennuso reported on snow removal procedures
  - Standard maintenance and operations are underway
- Engineer's Report
  - Engineer Deiseroth recapped his previously submitted report
    - Development activity in the township has slowed due to the cold weather
    - Washington County Authority is preparing to advertise for bids for the widening of Southpointe Boulevard
    - Supervisor Camerson inquired of the safety of the road entering Mission Hills
      - Mr. Deiseroth addressed his concerns
- Solicitor's Report
  - Solicitor Smith recapped his previously submitted report:
    - Mr. Smith stated he would attend the Zoning Hearing Board meeting if the Board requested
      - Addressed Supervisor Casciola's concerns regarding the location of the station and noted the Zoning Hearing Board had the ability to condition the plan
      - Discussed the zoning, location, process of acquiring permits, and purpose of the station in regards to the township's current ordinance
      - Supervisor Debbis noted the Board is actively working to ensure the township is environmentally protected
      - Mr. Smith discussed the various locations suggested for the station and the limitations of the Board's influence over the amount and type of stations built
    - Mr. Smith noted he has not heard from Range Resources regarding the amended Gas and Oil ordinance
    - The deed for the Klinger Park land was recorded
      - The Steering Committee may have a report prepared in February
- Fire Departments' Reports
  - Toni Zombeck, Muse VFD #2:
    - Discussed the water line problem and the damage to their hall
    - The Valentine's Day Dance will be held on February 12<sup>th</sup>
    - Recapped the department's calls-to-date – 369 calls
    - A CPR Class is scheduled for late January
  - Dennis Berty, President of the Cecil VFD #3:
    - Recapped their calls-to-date – 210 calls
    - Commented on their continuing issues with false fire alarms
      - Chief Pushak noted the state's definition of a false alarm is not compatible with the township's ordinance, but he stated the department is keeping track of the false alarms
    - Inquired about addressing, particularly regarding well sites

- Mr. Bosle noted he would contact Range Resources
- Noted he received reports from Range Resources regarding the storage of chemicals
- Supervisor Debbis noted a possible amendment to the Oil and Gas and Compressor Station Ordinances should include a requirement for the sites to have addressing visible

**Resolutions:**

13-2011: Consider for acceptance the minutes of the December 6<sup>th</sup>, 2010 Monthly Board of Supervisors' meeting and the Thursday, December 30<sup>th</sup>, 2010 Special Board of Supervisors' meeting

**ACCEPTED**

14-2011: Consider for approval the General Fund invoices from December 1<sup>st</sup> to December 31<sup>st</sup>, 2010

**Motioned by:** Mr. Camerson                      **Seconded by:** Mr. Schrader

**Voted Yes:** Mr. Debbis, Mr. Casciola, Mr. Camerson, Mr. Schrader, Mr. Ludwin

**Voted No:** None

15-2011: Consider the request of Washington County Authority to allow night time operations for construction activities in the widening of Southpointe Boulevard

- This item was tabled from the December 30, 2010 meeting
- Mr. Gennuso stated the work would start no earlier than 7:00 PM and end no later than 6:00 AM, but their schedule is designed to be flexible
- The Board requested to meet with Mr. Sember to discuss particulars of the plan

**TABLED**

16-2011: Consider the change orders in Birch Way Wall Reconstruction Project

- This change includes extending the retaining wall past 22 – 24 Birch Way and using concrete precast lagging in lieu of timber lagging from 18 – 24 Birch Way
- The changes are necessary due to the soil and hydraulic conditions encountered at these locations
- Any incidental work related to the extension of the wall at 22 – 24 Birch Way, (ie. step and fence adjustments) are to be included in the work order
- This item was tabled from the December 30, 2010 meeting
- The Board discussed the construction
  - Supervisor Camerson inquired about the construction materials and methods
  - Mr. Sites addressed his concerns and noted they have requested documentation from the contractor regarding their materials and methods
  - Supervisor Debbis inquired if there was a manual test to check the depth of the beams, and the Board requested a beam be pulled to ensure the plan was proceeding according to specifications
  - Supervisor Schrader inquired if any representative from Gateway Engineers was present to oversee/witness the construction

- Mr. Sites noted the inspectors spot-checked certain locations
  - Supervisor Camerson inquired of the means and methods for driving the beams into the ground
    - Mr. Sites noted their structural engineer had no qualms with their methods
  - Mr. Deiseroth stated Gateway would inspect each beam and their depth
  - Supervisor Camerson inquired of the size and length of the wall
    - Mr. Sites detailed the plan's specifications
  - Supervisor Debbis and the Board ultimately requested confirmation on-site of the specifications of the plan
  - Mr. Sites detailed the cost of the project and addressed questions from the Board
  - The Board reiterated the information they require from the Gateway Engineer's inspection
    - Mr. Deiseroth noted Gateway Engineers will assume responsibility for the costs of the investigation
  - The Board discussed the process to continue the construction with concrete precast, and Mr. Sites noted the lag time required with concrete materials
- The Board noted they would await the results of the investigation before authorizing the cost of the change

**TABLED**

- 17-2011: Consider a Resolution for Dedication of Windance Drive in the Timber Run Plan
- The Board and Mr. Deiseroth addressed questions from the audience

**Motioned by:** Mr. Casciola

**Seconded by:** Mr. Ludwin

**Voted Yes:** Mr. Debbis, Mr. Casciola, Mr. Camerson, Mr. Schrader, Mr. Ludwin

**Voted No:** None

- 18-2011: Per their quote, engage in a three (3) year period contract with Cypher & Cypher as the certified public accounting firm for Cecil Township
- The Board noted this resolution was addressed during the Re-organizational Meeting – **SEE RESOLUTION #5-2011 IN THE RE-ORG MINUTES**

**NO ACTION**

- 19-2011: Consider for approval the Timber Run Plan of Lots Phase 3, a thirty (30) lot subdivision off Timber Run Drive

- This plan was previously approved by the Planning Commission and the Board of Supervisors, but the plan was not recorded within the ninety (90) days
- Supervisor Camerson inquired why the plans were not promptly recorded
  - Mr. Smith and Mr. Deiseroth addressed his questions and questions from the audience
  - Mr. Deiseroth addressed Supervisor Casciola's questions regarding the master storm-water retention site

**Motioned by:** Mr. Schrader

**Seconded by:** Mr. Ludwin

**Voted Yes:** Mr. Debbis, Mr. Casciola, Mr. Camerson, Mr. Schrader, Mr. Ludwin

**Voted No:** None

20-2011: Consider for approval the release of \$4,500 related to installation of private amenities installed for the Upper St. Clair Bus Garage including seeding and supplementary landscape buffer as recommended by the Township Engineer

- Mr. Deiseroth noted he and Mr. Bosle surveyed the site and noted they've installed thirty-two evergreen trees
- Mr. Bosle noted Mr. Arrigoni was satisfied with the progress

**Motioned by:** Mr. Ludwin

**Seconded by:** Mr. Camerson

**Voted Yes:** Mr. Debbis, Mr. Casciola, Mr. Camerson, Mr. Schrader, Mr. Ludwin

**Voted No:** None

21-2011 WAS IN THE RE-ORG MEETING – TO APPOINT FRANK LUDWIN TO THE POSITION OF ROADMASTER

22-2011: Consider the distribution of the fire tax monies in the amount of \$80,795.89 to each of the three volunteer fire departments

**Motioned by:** Mr. Schrader

**Seconded by:** Mr. Camerson

**Voted Yes:** Mr. Debbis, Mr. Casciola, Mr. Camerson, Mr. Schrader, Mr. Ludwin

**Voted No:** None

23-2011: Consider the distribution of the fire tax monies in the amount of \$2,000 to the McDonald Fire Department

**Motioned by:** Mr. Ludwin

**Seconded by:** Mr. Camerson

**Voted Yes:** Mr. Debbis, Mr. Casciola, Mr. Camerson, Mr. Schrader, Mr. Ludwin

**Voted No:** None

24-2011: Consider a donation to the Heritage Library in McDonald in the amount of \$2,000.00

**Motioned by:** Mr. Ludwin

**Seconded by:** Mr. Schrader

**Voted Yes:** Mr. Debbis, Mr. Casciola, Mr. Camerson, Mr. Schrader, Mr. Ludwin

**Voted No:** None

25-2011: Consider advertising for a Public Hearing regarding amending the Gas and Oil Drilling ordinance

- Supervisor Camerson noted a conditional use ordinance would require further hearing and complications, and recommended simply amending the ordinance to state what the Township requires
- Supervisor Casciola also recommended amending the ordinance
- Supervisor Debbis stated he believed a conditional use would allow the township to have more control over drilling locations, and he noted it would help with future technological advances
- Supervisor Schrader noted he wished to speak with Range Resources regarding their input on the ordinance
- Mr. Smith noted he speaks with Range Resources on a regular basis, and discussed the potential for holding a Public Hearing
- Supervisor Debbis directed Mr. Smith to formally invite Range Resources to the February 7<sup>th</sup>, 2011 meeting to discuss the ordinance

**NO ACTION**

26-2011: Consider advertising for a Public Hearing regarding the Natural Gas Compressor Ordinance providing for the zoning of the National Gas Compressor Sites to be conditional use in I-1 and/or I-2 Areas

- The Public Hearing will be held on February 7<sup>th</sup> at 5:30 PM at the Municipal Building
- Supervisor Casciola inquired if it would be beneficial to include properties zoned I-1 with the ordinance for advertising purposes

**Motioned by:** Mr. Casciola

**Seconded by:** Mr. Camerson

**Voted Yes:** Mr. Debbis, Mr. Casciola, Mr. Camerson, Mr. Schrader, Mr. Ludwin

**Voted No:** None

27-2011: Refund Kim Rozanc for the safety hardware purchased for Birch Way

- The Board noted the amount would be paid with Township funds then invoiced to the contractor for future reimbursement

**Motioned by:** Mr. Schrader

**Seconded by:** Mr. Casciola

**Voted Yes:** Mr. Debbis, Mr. Casciola, Mr. Camerson, Mr. Schrader, Mr. Ludwin

**Voted No:** None

**Citizens' Comments:**

- Rose Churray
  - Stated she believed holding an informational meeting with the Range Resources representatives would be beneficial for the residents of the township
  - Inquired of Range Resource's grading permit
    - Mr. Bosle addressed her concerns and noted he and the code enforcement officer were working with Range Resources to resolve the issue
    - Mr. Smith confirmed they did not have a grading permit, though Range Resources stated they believed the grading was a condition of a previous permit
  - Mr. Smith stated Supervisor Debbis wished for a Public Hearing to change the ordinance, and, alternatively, Range Resources will have an opportunity to meet with the Board
    - If they do not meet, the Public Hearing will go forward
  - Discussed specific sections of the ordinance and issues and Mr. Smith addressed her concerns, though he noted the Board cannot regulate the technological features of the drill-site

28-2011: Schedule an informational meeting with Range Resources for Monday, February 14<sup>th</sup>  
or Thursday, February 17<sup>th</sup> at 7:00 PM

**Motioned by:** Mr. Casciola

**Seconded by:** Mr. Schrader

**Voted Yes:** Mr. Debbis, Mr. Casciola, Mr. Camerson, Mr. Schrader, Mr. Ludwin

**Voted No:** None

**Adjournment:**

- With no further business to come before the Board, the meeting was adjourned by  
Chairman Debbis at 10:00 PM.